

# COMMUNITY VISION

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**Blendon Community Plan**

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Disclaimer: We produced the maps, figures, tables and other information in this document only for Franklin County business purposes. While we made every effort to include complete information, the maps, figures, tables and other information are not guaranteed to be accurate. The content of this plan is for reference purposes only and shouldn't be used for any survey, engineering or commercial purpose.

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# About this document



**L**and use planning helps improve communities by empowering residents to collectively envision their future.

The planning process involves analyzing the area’s current conditions, creating a vision for the future and developing ways to achieve that future.

### About the Blendon Community Plan

The Blendon Community Plan focuses on unincorporated areas of Blendon Township. The planning process is divided into four phases: information gathering, creating a vision, developing policies and writing the plan.

### Planning Area Boundaries

The planning area is located in northeastern Franklin County approximately 11 miles from downtown Columbus. The planning area’s boundaries are roughly bounded by:

- North: County Line Road
- East: Hamilton Road/Schott Road
- South: Morse Road
- West: Cleveland Avenue

The unincorporated area is approximately 5 square miles or 3,200 acres.

### Community Vision

This document contains the proposed Community Vision, a collection of statements and maps that sets forth Blendon Township’s desired future.

The vision was prepared using information gathered from stakeholder interviews and a public input meeting held on July 13, 2009.

### Next steps

After the working committee reviews this document, we will conduct a public meeting to gather input on the community vision.

Once the community agrees on a vision, the project team develops proposed policies and actions to achieve that vision.

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# Public Meeting Results



**P**ublic meetings allow community members to provide input on their community's future. For the purposes of the Blendon Community Plan, the future includes how land is used, how buildings look and how people get around.

## First public meeting

The first of four Blendon Community Plan public meetings was held on July 13, 2009 at the Blendon Township Senior Center, 6330 Hempstead Road.

Over 150 residents, property owners, business representatives and other interested individuals attended the meeting.

## Gathering input

After a brief presentation by the project team, meeting attendees were divided into four groups according to geographic area: Cleveland Heights, Huber Ridge, Sunbury Woods and the Rural East.

The project team conducted the following three exercises to gather detailed feedback from attendees.

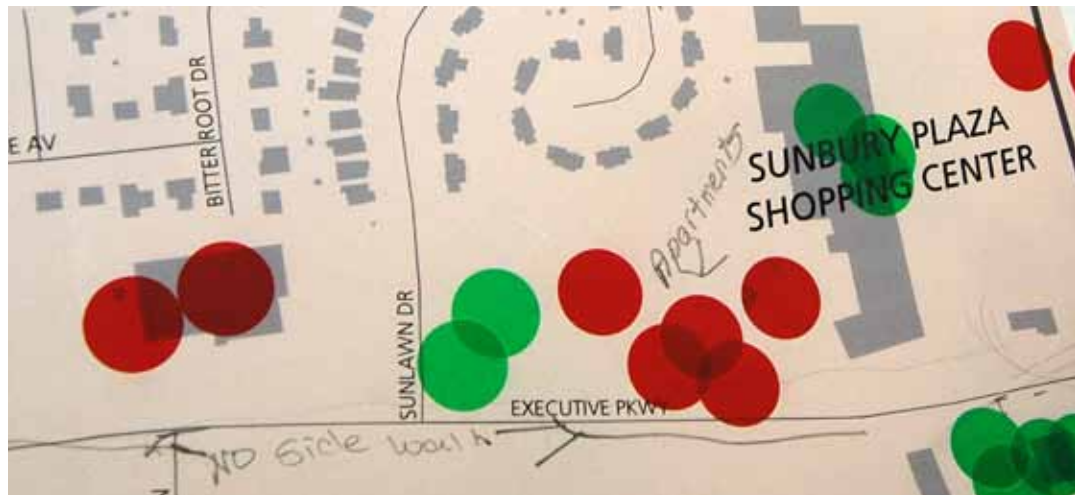
1. Feedback form: Each attendee filled out a form, composed of two types of questions: questions to answer on a five-point scale from strongly agree to strongly disagree. The form also contained free-form questions asking attendees to indicate their general likes and dislikes about the community.
2. Group discussion: Within the small groups, attendees discussed their likes and dislikes. The group then grouped their comments according to topic area, to see which likes and dislikes are most common.
3. Favorite places maps: For the final exercise, attendees placed green and red dots on a map to indicate their top three favorite and least favorite places.

## Using the results

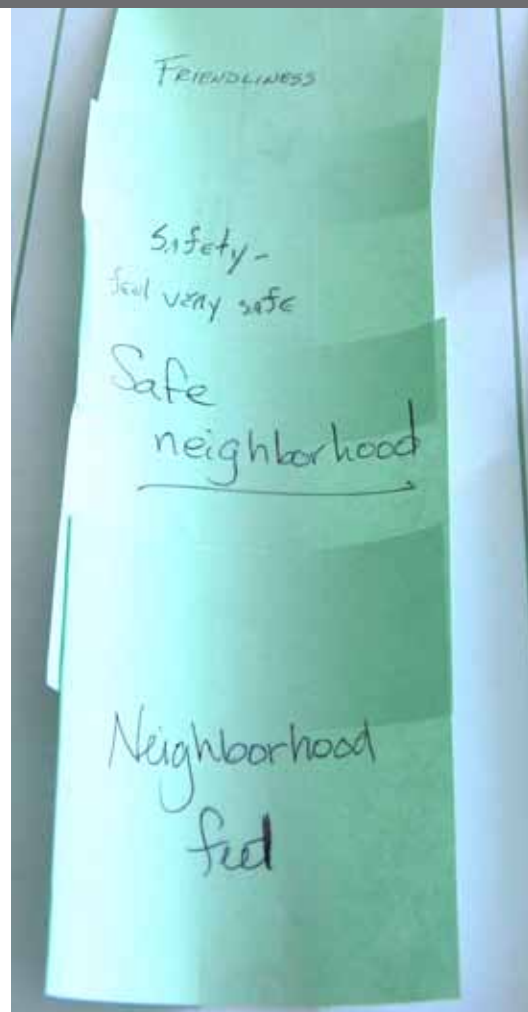
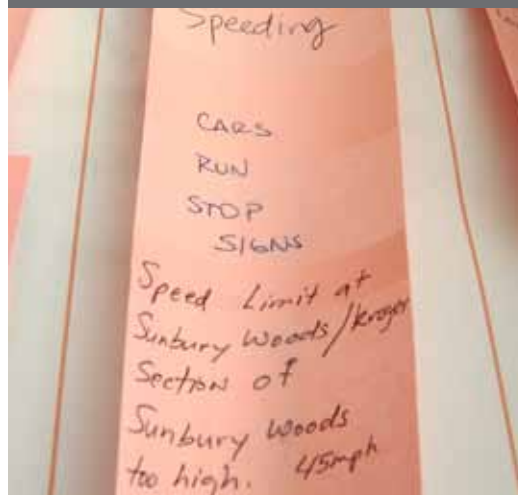
Results from this meeting are used to establish a community vision for the future. After understanding what people like and what they want changed, we can then begin to help shape policies and actions to achieve that future.

The proposed vision for the future will be presented at the next public meeting, where we gather more feedback.

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Samples of feedback received at the July 13, 2009 public meeting



# Favorite places

## Maps and Comments



### About the exercise

Meeting attendees were given three green-colored dots and three red-colored dots.

With the dots, attendees marked their three “favorite” and three “least favorite” places.

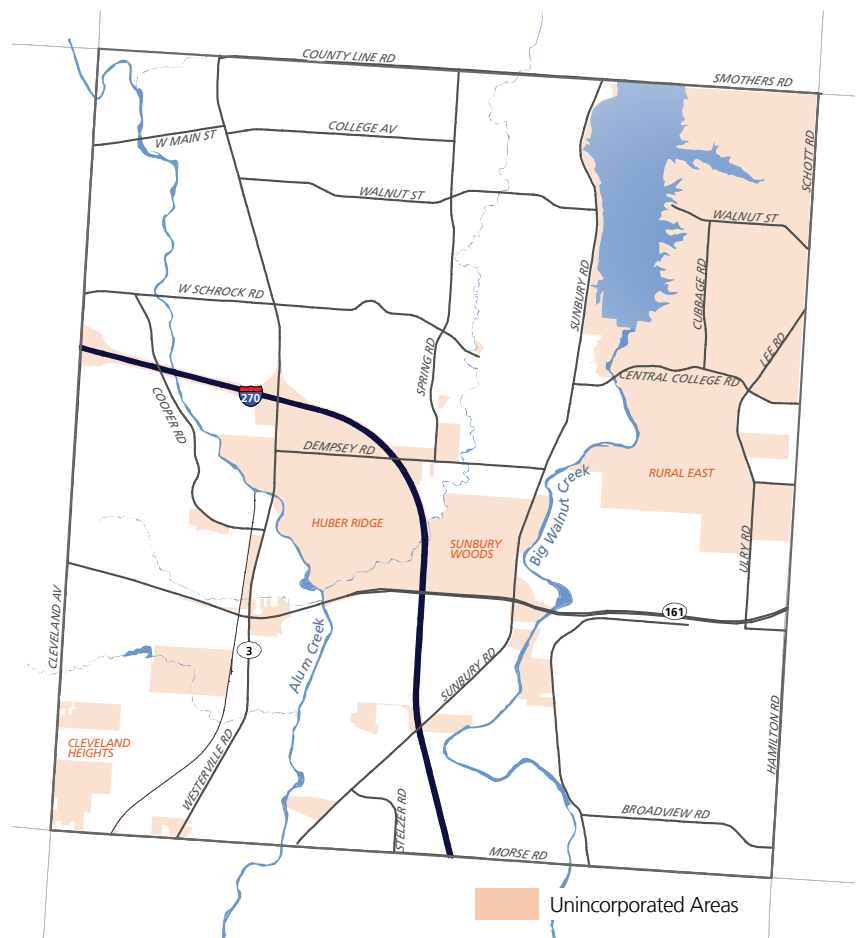
The location of the dots shows what people like or dislike about their community. The concentration (how many dots in each location) shows how common their feelings are.

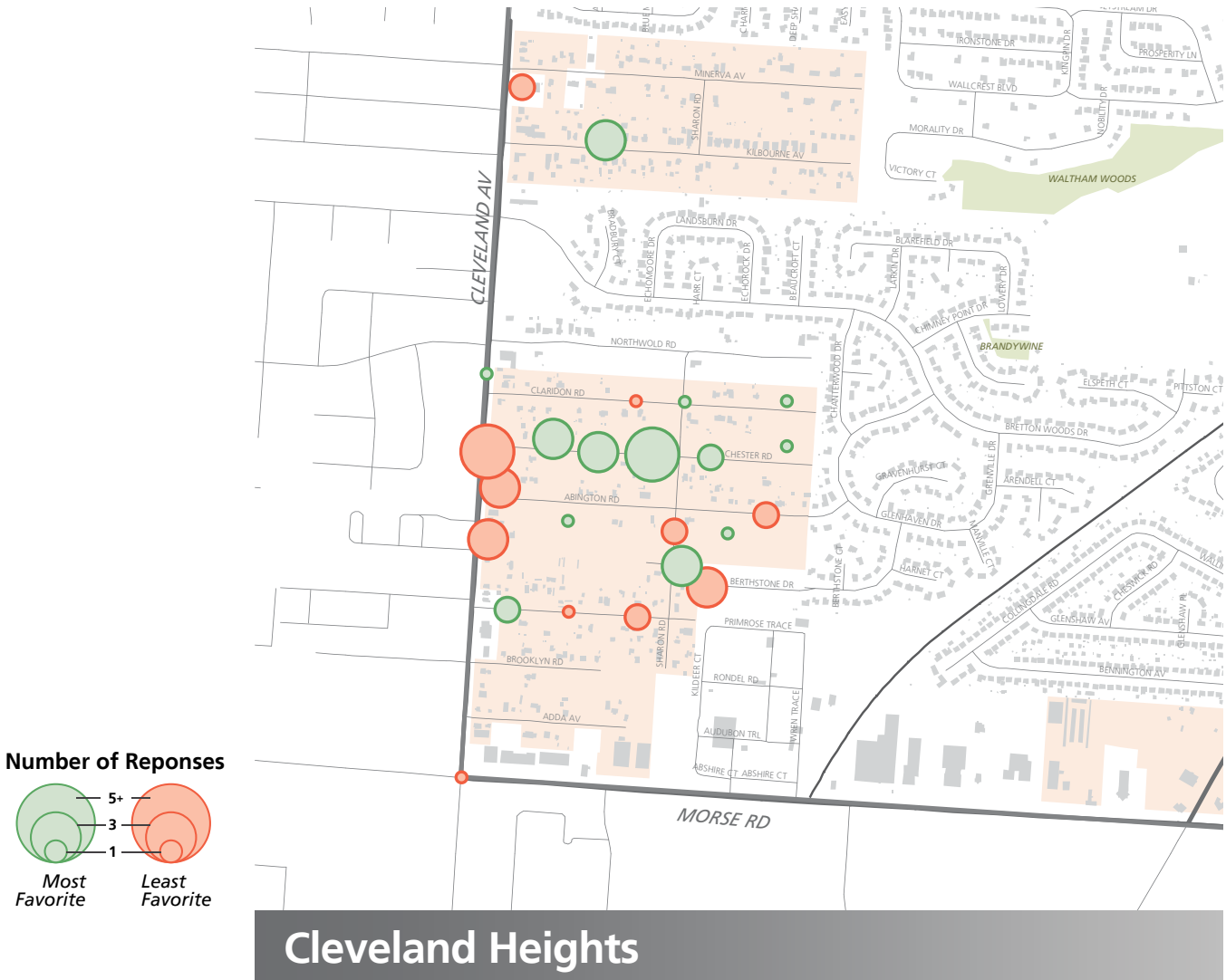
**Cleveland Heights map, p. 8**

**Huber Ridge map, p. 11**

**Sunbury Woods map, p. 9**

**Rural East map, p. 12**





#### Favorite Areas

**Chester Road:** Attendees enjoy the large amounts of wooded open space.

#### Positive comments

*Land Use and environment:* Lots of undeveloped land and proximity to shopping

*Environment:* Lots of trees and wildlife

*Housing:* Prevalence of single-family housing

*Transportation:* Low neighborhood traffic and access to transit

#### Least Favorite Areas

**Cleveland Avenue:** Business appearance, number of automobile-related businesses and vehicle speeds

**Sharon Road and Asbury Road:** Pedestrians cut-through properties on this street when traveling through the neighborhood

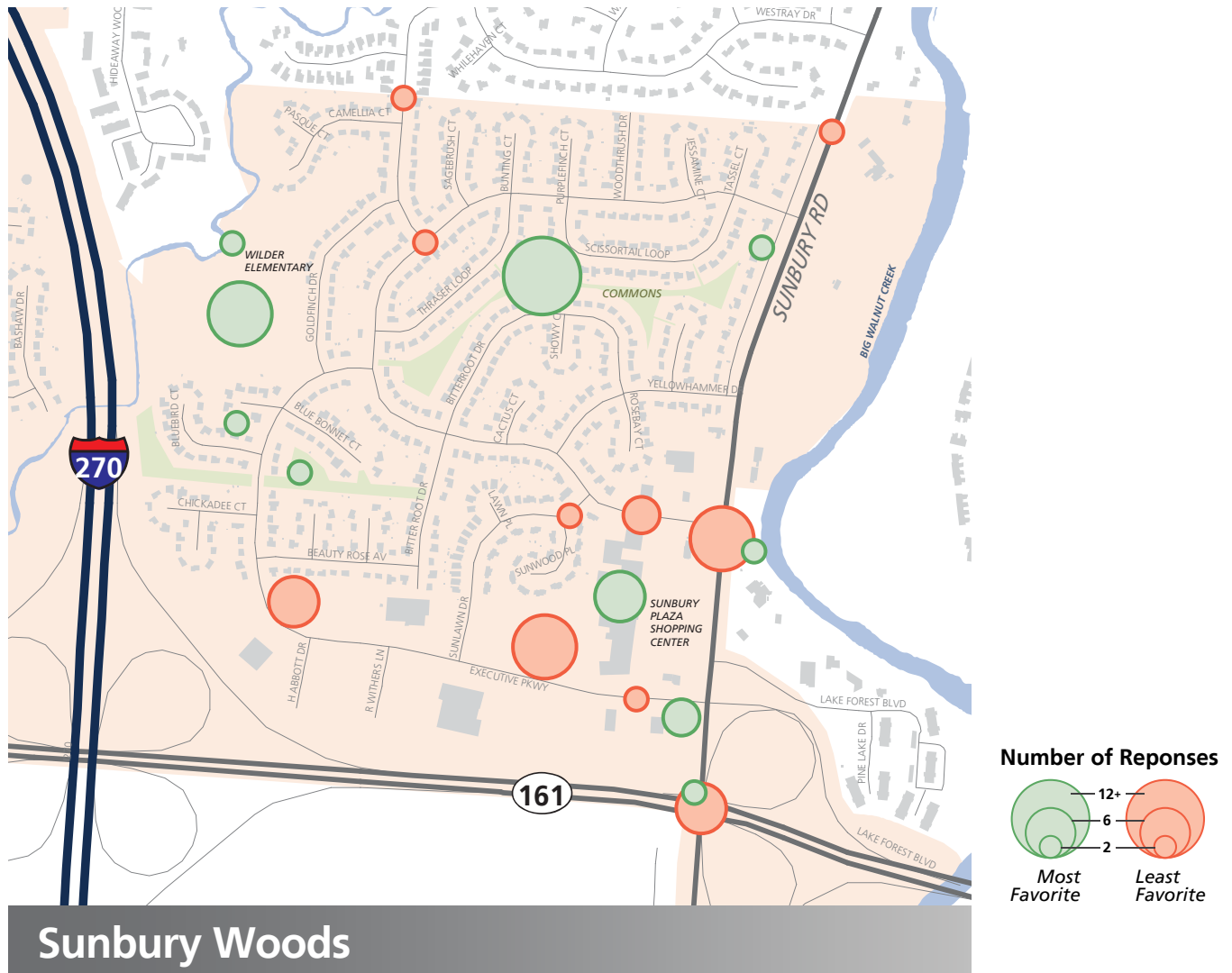
#### Negative comments

*Land use and housing:* Poor appearance and maintenance of residential properties and businesses along Cleveland Avenue

*Public services:* Lack of central sewer service and resulting odor in open ditches

*Transportation:* Poorly-maintained roads, lack of access to bike trails and cut-through pedestrian traffic on residential properties





### **Favorite Areas**

*Large and Small Commons:* Recreation opportunities and open space

*Wilder Elementary School:* Part of the Westerville Public School district and located in the neighborhood

*Sunbury Plaza:* Variety of businesses and proximity

### **Positive comments**

*Land Use:* Access and proximity to a variety of stores and the school

*Recreation:* The commons, parks and trees

*Public services:* Township services including police, fire and snow removal

*Transportation:* Sidewalks in the neighborhood areas

*Community:* Friendliness and safety of the neighborhood

### **Least Favorite Areas**

*Sunbury Road:* Concrete barrier separating the roadway from businesses

*Extended-Stay Hotel on Executive Parkway:* Generally disliked by participants

*Sunbury Road and State Route 161:* Lack of pedestrian infrastructure

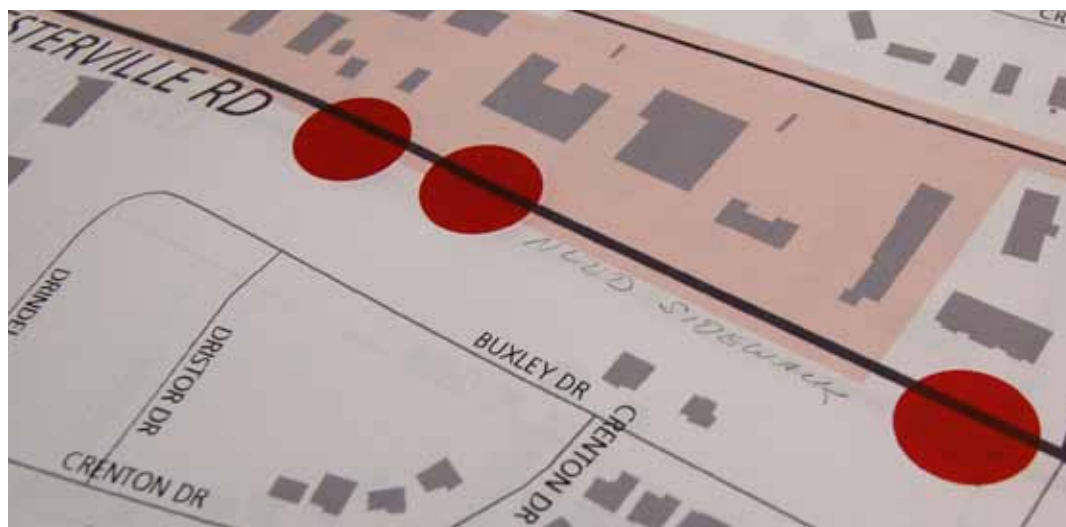
### **Negative comments**

*Land Use:* Appearance of businesses and lack of a uniform design along Sunbury Road

*Recreation:* Maintenance of commons

*Public services:* High cost of water

*Transportation:* Speeding and running of stop signs, the lack of access to trails and to the city of Westerville and the lack of sidewalks on Executive Parkway and to outside areas



## Huber Ridge

### Favorite Areas

*Ridgewood Park:* Recreation opportunities and open space

*Huber Ridge Elementary School:* Part of Westerville Public School district and located in the neighborhood

*Glengary Shopping Center:* Proximity and the variety of stores

### Positive comments

*Land Use:* Proximity and easy access to shopping and the elementary school

*Recreation:* Quality and location of parks and playgrounds, especially Ridgewood Park

*Housing:* Well maintained homes

*Community:* An active neighborhood association, friendly neighbors and a safe community

*Public Services:* Township services including police, fire and code enforcement

*Transportation:* Easy access to main roads

### Least Favorite Areas

*Ohio American Water property:* Associated with high water rates

*Westerville Road:* Condition and appearance of businesses and the roadway, amount of traffic and lack of sidewalks

### Negative comments

*Land Use:* Number of automobile related businesses and poorly maintained properties on Westerville Road

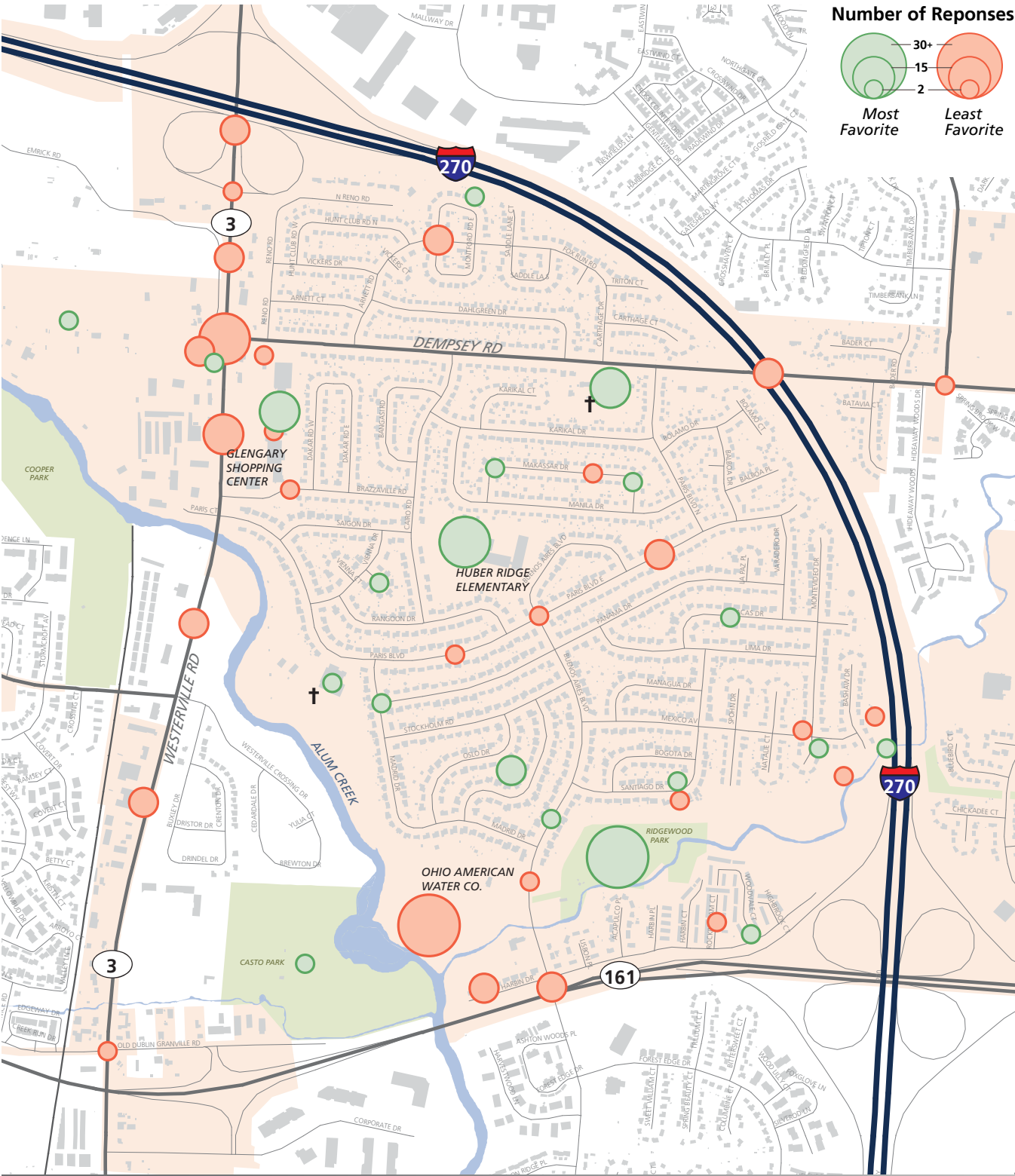
*Recreation:* Lack of youth recreational facilities and lack of parking for Ridgewood Park

*Housing:* Poorly maintained housing units especially rental units

*Community:* Lack of community involvement

*Public Services:* High cost of water

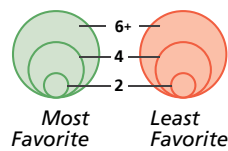
*Transportation:* Lack of sidewalks along Westerville Road, the overall sidewalk conditions and poor connectivity to nearby trails



Huber Ridge

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#### Number of Responses



#### Favorite Areas

*Walnut Bluff Park:* Green-open space and trees

*Undeveloped areas:* Rural feel

#### Positive comments

*Land Use:* Low-density, large lots, open space and rural character

*Environment:* Trees and wildlife

*Public Services:* Township services including police, fire and snow removal services

*Transportation:* Access to main roads

#### Least Favorite Areas

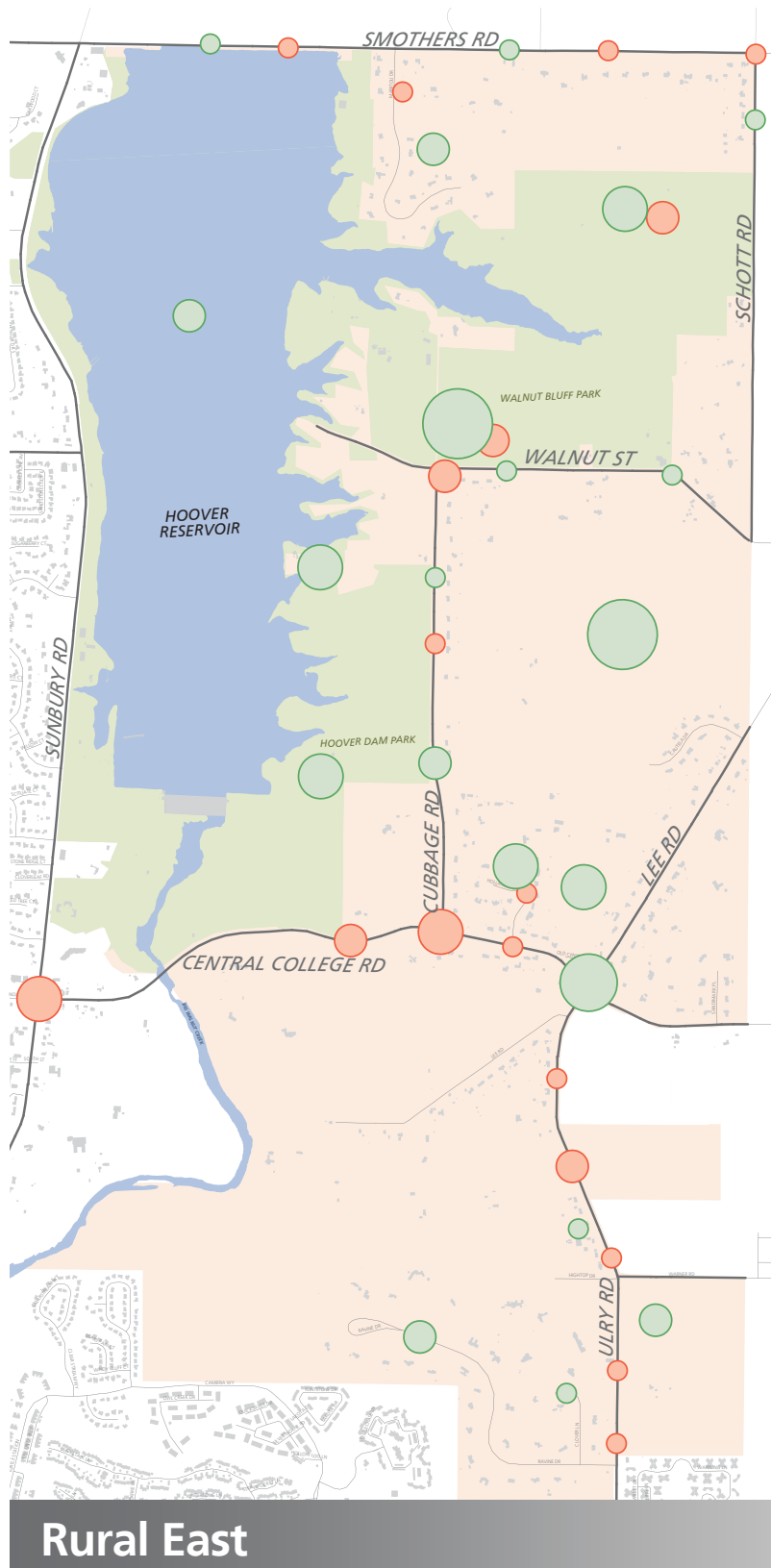
*Intersections:* Central College Road and Sunbury Road, Central College Road and Cubbage Road, and Cubbage Road and Walnut Street due to the speed and amount of traffic and the lack of sidewalks.

#### Negative comments

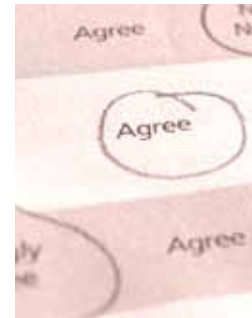
*Land Use:* Amount of development occurring in the area

*Public Services:* Power outages and lack of central water and sewer

*Transportation:* Amount and speed of traffic especially along Central College Road, Lee Road and Schott Road and the lack of sidewalks



# Feedback forms



## About the exercise

Meeting attendees were divided into small groups based on where they lived. Attendees then filled out a written feedback form.

## About the Feedback Forms

The feedback forms contained a range of questions. Several questions asked for a response to a given statement. Responses were given on a five-point scale, from Strongly Agree to Strongly Disagree.

In addition to the five-point scale questions, applicants gave responses to free-form questions. The questions asked what they liked and what they didn't like about their neighborhood and nearby commercial areas.

## The results

Results of the feedback forms are on the following pages. In addition to the graphs, we also listed written and oral comments provided by attendees.

## Topic areas

Responses are sorted by the topic areas below.

Land Use: Residential, p. 14

Land Use: Commercial, p. 15

Parks and Nature, p. 16

Community, p. 17

Public Services, p. 18

Transportation: Walking, p. 19

Transportation: Bicycling, p. 20

Transportation: Transit, p. 21

Transportation: Car, p. 22



## Land Use: Residential

### In general

Attendees reported a sufficient range of housing options and a desire to remain in their neighborhoods as they grow older.

Overall, attendees are satisfied with the current residential densities in their respective areas. Most attendees desire to see farmland preserved east of Big Walnut Creek.

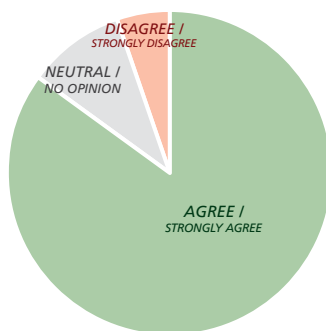
### By area

*Cleveland Heights:* Attendees enjoy nearby undeveloped land, open space and overall lower-density development.

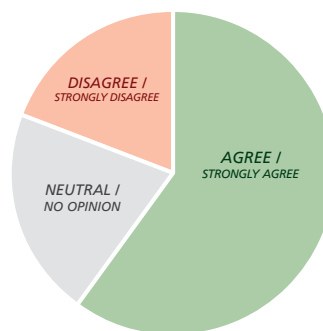
*Huber Ridge:* Attendees enjoy Ridgewood Park and Huber Ridge Elementary School. Attendees believe rental unit properties need better maintenance.

*Sunbury Woods:* Attendees enjoy the two nearby parks, known as the large and small commons, and Wilder Elementary School. Attendees do not desire increasing residential density.

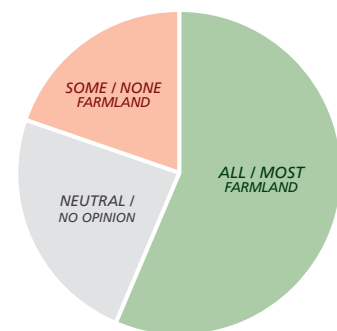
*Rural East:* Attendees enjoy the area's low density, rural character. Some expressed worry about future development.



Staying in my neighborhood is important to me/my family as we get older



There are enough housing options available in my neighborhood to allow me to remain as I get older



How much farmland should be preserved in the area east of Big Walnut Creek?





## Land Use: Commercial

### In general

Attendees report that a consistent visual appearance is important in commercial areas. Overall, attendees are satisfied with the number and variety of businesses.

### By area

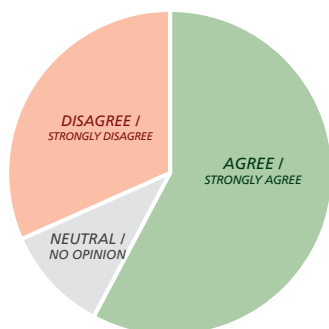
*Cleveland Heights:* Most attendees believe that nearby businesses have a poor appearance. Many said there are too many automobile-related businesses along Cleveland Avenue.

*Huber Ridge:* Most attendees believe that businesses along Westerville Road have a poor overall appearance, especially a lack of landscaping.

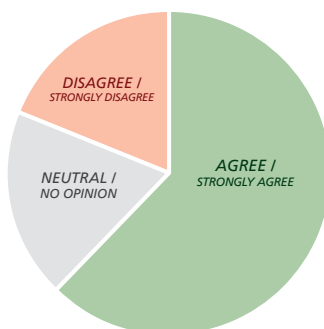
Similar to Cleveland Heights, many said there are too many automobile-related businesses.

*Sunbury Woods:* Attendees are satisfied with the appearance of most businesses. Many said the recently-installed concrete barrier in front of Sunbury Plaza shopping center is unattractive.

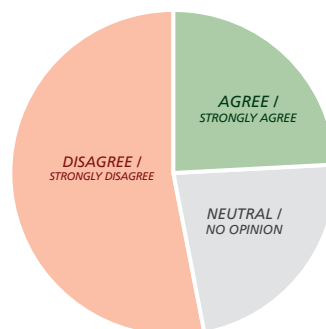
*Rural East:* Attendees report satisfaction with the number, variety and appearance of nearby businesses. Most attendees shop for everyday items in Westerville, New Albany or Sunbury Plaza.



**The number and variety of businesses along commercial corridors nearby meet my needs**



**In commercial areas it's important to have a consistent appearance such as welcome signs, decorative street lights and building design**



**Commercial properties nearby look nice**



## Parks and Nature

### In general

Attendees overwhelmingly believe that clean streams, wooded areas and natural areas are important to the community.

Most attendees report a sufficient amount of parks, playgrounds and ball fields. The one clear exception is in the Cleveland Heights area where attendees strongly believe more natural areas and recreational opportunities would be beneficial.

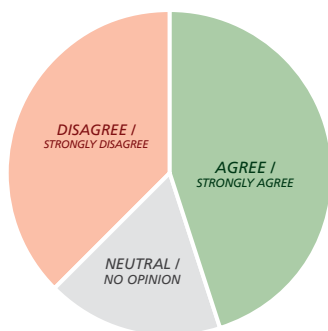
### By area

*Cleveland Heights:* Attendees visit parks on a regular basis. Attendees enjoy the trees and wildlife in their area.

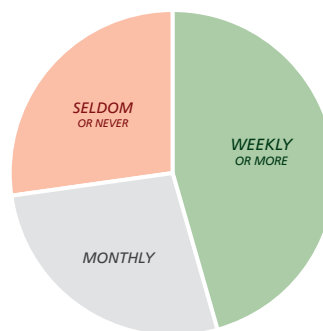
*Huber Ridge:* Most attendees visit parks on a regular basis. Many desire additional youth recreational facilities.

*Sunbury Woods:* Most attendees visit parks less than once a month. Many would like to see better maintenance of the commons.

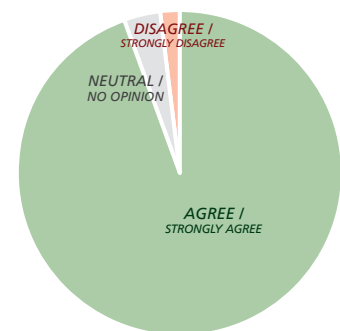
*Rural East:* Most attendees visit parks less than once a month. Attendees enjoy the nearby trees and wildlife.



**There are enough parks, playgrounds, ball fields and other places to play in my neighborhood**



**How often do you/your family visit parks?**



**Having clean streams, wooded areas and natural areas is important to me**





## Community

### In general

Attendees would like to see a consistent appearance within their neighborhoods or general area. Most report that future residential development should be mostly single-family homes.

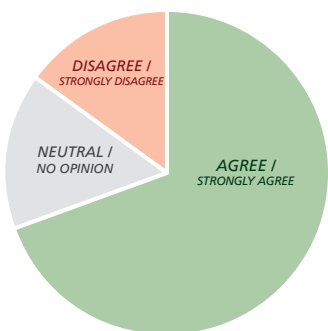
*Rural East:* Attendees enjoy the open, rural character of the area with large, single-family properties.

### By area

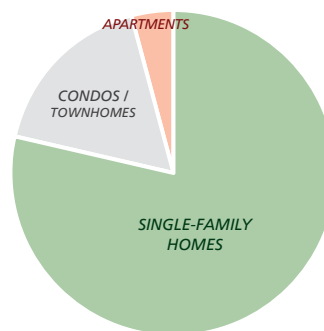
*Cleveland Heights:* Attendees enjoy their neighbors and the prevalence of single-family homes.

*Huber Ridge:* Attendees enjoy the active neighborhood association, friendly neighbors and the safety of the area.

*Sunbury Woods:* Attendees enjoy the friendliness and safety of the neighborhood.



Having a consistent neighborhood look/feel such as neighborhood entrance signs, decorative street lights and uniform street signs is important to me



What type of housing would you like to see in your area?



## Public Services

### In general

Attendees are pleased with township services including police, fire and snow removal. Most are satisfied with the effectiveness of Blendon Township's property maintenance code, except those living in Cleveland Heights and Sunbury Woods.

Attendees believe parks and playgrounds are well maintained and safe.

### By area

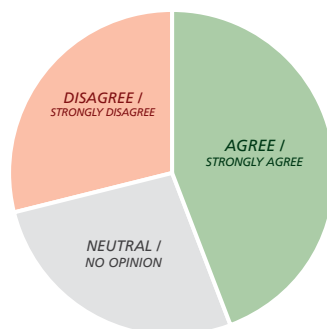
*Cleveland Heights:* Attendees feel that the township property maintenance code could be more effective. Attendees, whose homes use

on-site aerator or septic systems, desire central sewer service but are apprehensive about the cost to install new sewers.

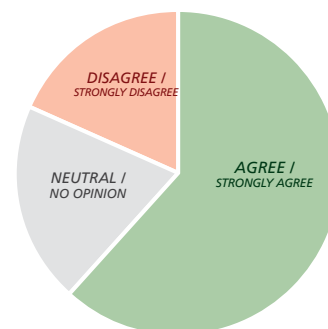
*Huber Ridge:* Attendees are dissatisfied with costly water service.

*Sunbury Woods:* Attendees feel that the township property maintenance code could be more effective. Most are dissatisfied with the cost of water service.

*Rural East:* Power outages and the lack of central water and sewer service concerns attendees.



**The township's property maintenance code is working**



**Parks and playgrounds are well maintained and safe**



## Transportation: Walking

### In general

Attendees reported it being easy to walk around their neighborhood, whether there were sidewalks or not. Walking to commercial areas presents a greater challenge.

Once they arrive at commercial areas, attendees find it difficult to walk, largely due to a lack of sidewalks.

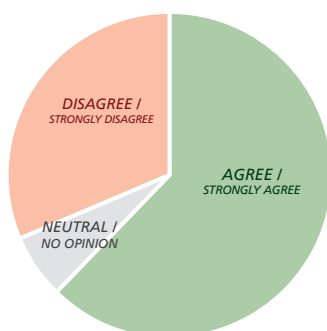
### By area

*Cleveland Heights:* Low vehicle traffic makes walking generally safe, even though there are no sidewalks on residential streets.

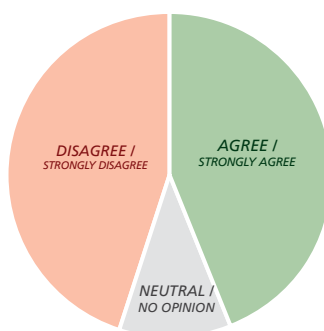
*Huber Ridge:* Sidewalks throughout the neighborhood makes walking generally safe. There are gaps in sidewalks between residential and commercial areas.

*Sunbury Woods:* Sidewalks throughout the neighborhood make walking generally safe. There are gaps in sidewalks between residential and commercial areas.

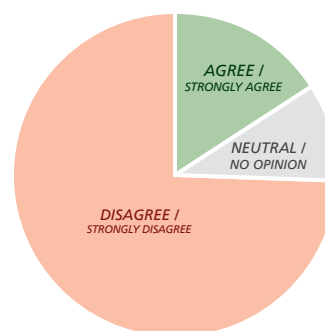
*Rural East:* Walking on some residential streets is safe, but walking longer distances is difficult since there are no sidewalks



It is easy and safe to walk around my neighborhood



I can easily walk to commercial areas near my neighborhood



It is easy and safe to walk along main roads



## Transportation: Bicycling

### In general

Attendees reported it being easy to bicycle around their neighborhood. Adults mainly bicycle on the road, while children bicycle on sidewalks.

Accessing commercial areas is difficult on a bicycle. Attendees expressed a strong desire for better connectivity with bicycle trails. Several trails pass near Blendon Township neighborhoods, but a lack of connection forces bicyclists to travel long distances via highly-trafficked main roads to access the trails.

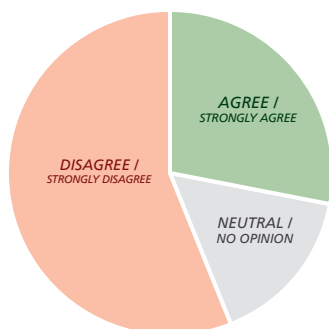
### By area

*Cleveland Heights:* Bicycling to commercial areas is difficult. Attendees desire an easy connection to the bicycle trail along Alum Creek.

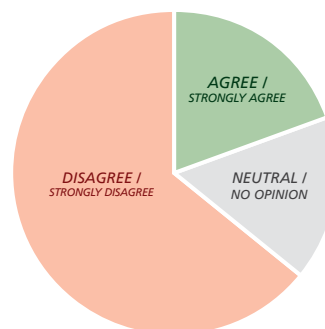
*Huber Ridge:* Bicycling to commercial areas is challenging. Attendees strongly desire an easy connection to the bicycle trail along Alum Creek.

*Sunbury Woods:* Attendees desire a connection to trails near Hoover Reservoir and to trails along Big Walnut Creek that connect to Blendon Woods Metro Park.

*Rural East:* Shopping is located too far to make bicycling practical. Attendees desire connection to trails near Hoover Reservoir.



**It is easy to ride a bicycle to commercial areas**



**It is easy to get to bicycle trails**



## Transportation: Transit

### In general

Public transit opportunities are important to attendees in all four areas to connect people to jobs, shopping and recreation.

With the exception of Cleveland Heights, attendees do not believe bus-stop upgrades would increase their use of public transit.

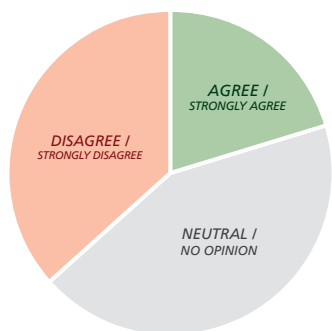
*Sunbury Woods:* Attendees are generally satisfied with the number of bus routes.

*Rural East:* Attendees believe there is a lack of transit routes in the area east of Big Walnut Creek

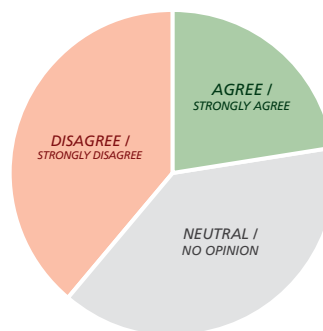
### By area

*Cleveland Heights:* Attendees believe sufficient public transit routes exist however upgrades to bus-stops would increase ridership.

*Huber Ridge:* Attendees feel a lack of transit routes exists and a wider variety of destinations is desired.



**There are enough bus routes in my area to get where I need to go**



**Bus-stop upgrades (benches, shelters, etc.) would increase my use of buses**



## Transportation: Car

### In general

Attendees from all four areas enjoy the good access to main roads. Speeding is a safety concern in residential neighborhoods and along rural roadways.

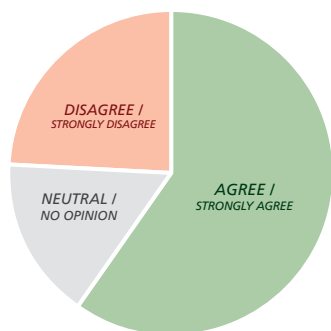
*Sunbury Woods:* Speeding cars are a problem along Sunbury Road, Executive Parkway and Valley Quail Boulevard.

*Rural East:* Attendees note speeding cars on all main roads in the area.

### By area

*Cleveland Heights:* Attendees enjoy low traffic volumes experienced along residential streets. Speeding cars are a problem along Cleveland Avenue, Sharon Road and Chester Road.

*Huber Ridge:* Speeding cars are a problem along Dempsey Road, Paris Boulevard and Buenos Aires Boulevard.



**Speeding is a problem in my neighborhood**

### Top speeding concerns:

- Cleveland Avenue
- Dempsey Road
- Buenos Aires Boulevard
- Paris Boulevard
- Sunbury Road
- Executive Parkway
- Valley Quail Boulevard
- Ulry Road
- Lee Road
- Smothers Road

# VISION FOR THE FUTURE

**DRAFT**  
8-10-09

**T**his section contains the proposed Community Vision, a collection of statements and maps that sets forth Blendon Township's desired future.

The vision was prepared using information gathered from stakeholder interviews and a public input meeting on July 13, 2009. Note: This draft vision is subject to change, resulting from working committee input and feedback from the September 2009 public meeting.

The Community Vision has two components, the vision statements and the vision maps.

## Vision Statements

The vision statements describe the community's desired future in words. The statements are divided into topic areas, from land use to transportation. Topics are also divided into subtopics, to give more detail.

## Vision Maps

The maps describe the community's future graphically, in three specific topic areas:

*Land use map:* In general, what types of land uses the community wants to see and where they want to see them

*Bikeways map:* Locations of future paths and on-pavement treatments to make bicycling safer and more convenient

*Sidewalk priorities map:* The community's top priorities for installing new sidewalks. The map shows the desired locations and their relative priority to one another.

## Next steps

The project team uses the agreed-upon community vision to develop proposed policies and actions to achieve that vision.

After review by the working committee, we will conduct a public meeting to gather input on the community vision.



# Vision Statements

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8-10-09

## Visions for Land Use

*Types of uses:* Land uses that support/respect current areas, maintaining quiet neighborhoods and supporting vibrant mixed-use areas.

This vision promotes confidence that the character of an area will not be substantially altered while allowing development in appropriate locations to support the residents of the township and nearby areas.

*Quality of development:* Commercial development standards that promote economic vitality.

This vision will improve the public's perception of commercial areas which will in turn strengthen the business environment.

*Sense of community:* Nurture a sense of place in neighborhoods and along commercial corridors by using visual consistency. Consistent visual cues such as street lights, street signs and building design create a sense of place.

This vision will enhance the pride and sense of ownership in the community.

## Vision for Housing

A variety of housing types with healthy indoor environments that respect existing development patterns.

*Housing options:* A variety of housing promotes a sense of completeness in a community, providing options for all people.

*Maintaining character:* Respect of existing development helps to ensure that new development will maintain an areas character.

*Environmentally sensitive and healthy:* Using healthy building materials that don't emit toxic vapors and are sustainably harvested will promote healthy indoor environments that benefit the overall community health while being environmentally friendly.

## Vision for Recreation

*Accessible and maintained:* An accessible, well-maintained park and recreation system.

This vision will promote community health and respect for the natural environment by allowing people of all ages and physical abilities access to parks and recreational opportunities.

## Vision for the Environment

*Protected and healthy:* A protected and healthy environment providing accessibility for humans.

A healthy environment is critical to maintaining a healthy community. Interaction with the environment promotes an understanding and respect for the environment.

## Vision for Transportation

A complete transporation system where people can easily travel by foot, bicycle, transit and car.

*Foot:* A well maintained, complete network for pedestrian traffic.

Promotes a healthy lifestyle and provides transportation opportunities to those without access to other modes of travel.

*Bicycle:* A complete network for recreation and transportation.

Promotes a healthy lifestyle and provides transportation opportunities to those without access to other modes of travel.

*Transit:* A network offering sufficient destinations for riders and frequency of bus service.

Provides transportation opportunities to those without access to other modes of travel.

*Car:* A well maintained network with continued good access that promotes safety.

A safe and accessible transportation network is important for a well-functioning community and economy.



# Vision Maps

**DRAFT**  
8-10-09

**Land Use** p. 27

**Bikeways** p. 33

**Sidewalks** p. 36

## About the maps

The maps in this section reflect visions for the future: what land uses people want to see and how people travel by foot and bicycle.

### Land Use map

*What it is:* The future land use map is a component of the Community Vision. The map shows, in general, what types of land uses the community wants to see in the future.

*How it's used:* The future land use map is used most often when a landowner proposes a new development or redevelopment. If the proposal requires a rezoning or zoning variance, officials reviewing the proposal can see whether it matches the community's vision for their future.

*Why we need it:* Including a future land use map in the Blendon Community Plan allows residents to communicate their land use opinions to appointed and elected officials making zoning decisions. By participating in the community vision, residents can weigh in on future development without attending numerous public hearings.

### Bikeways map

*What it is:* The bikeways map shows locations of current and proposed bikeways in Columbus, Westerville and Blendon Township. The

proposed bikeways connect residents to both existing and planned bikeways.

*Why we need it:* Since bikeways allow people to cover wide distances, it is critical to plan for bikeways on a region-wide basis.

### Sidewalk priorities

*What it is:* Sidewalks have benefits for the entire community. Having sidewalks keeps people safe, promotes fitness and reduces traffic congestion. Business owners have found that more pedestrian traffic creates a pleasant shopping experience and feeds additional traffic to businesses.

*Why we need it:* Installing sidewalks costs money. Realizing that funds are limited, the sidewalks maps prioritizes sidewalks: primary priorities are sidewalks that should be installed first. Secondary priorities are sidewalks that should be installed after all the primary priorities are installed. Sidewalks shown as "Install with new development" should be provided at any time new development or redevelopment is occurring.

The primary and secondary priorities reflect the community's stated desires for new sidewalks.

## Land Use Category Descriptions



### Low density residential

Allowed land uses: Single family homes only

Density: Maximum of 1 unit per acre



### Medium density residential

Allowed land uses: Single-family and two-family homes

Density: Minimum of 2 units per acre, maximum of 8 units per acre



### High density residential

Allowed land uses: Townhomes and multi-unit buildings

Density: Minimum of 8 units per acre, maximum of 24 units per acre



### Office + Residential

Allowed land uses: Offices, single- and multi-family housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre



### Commercial: Limited range + Multifamily

Allowed land uses: Limited range of retail uses, mostly neighborhood-scale, plus offices and multi-family housing and townhomes.

Density: Maximum residential density of 24 units per acre



### Commercial: Full range + Multifamily

Allowed land uses: Full range of retail and office uses, plus multi-family housing and townhomes.

Density: Maximum residential density of 24 units per acre



### Light Industrial + Office

Allowed land uses: Range of uses from office, industrial, storage and warehousing.



### Parks/Open Space

Intended for nature or recreation with minimal buildings.



### Stream buffer

Environmentally-sensitive area that includes streamways and 100-year floodplain.

Allowed land uses: No construction, parking lots, dredging or filling. Permissible uses are passive and active recreation, trails. If a stream buffer area is permanently protected, development density may be transferred elsewhere on the same property or an immediately-adjacent property.



### Conservation development overlay

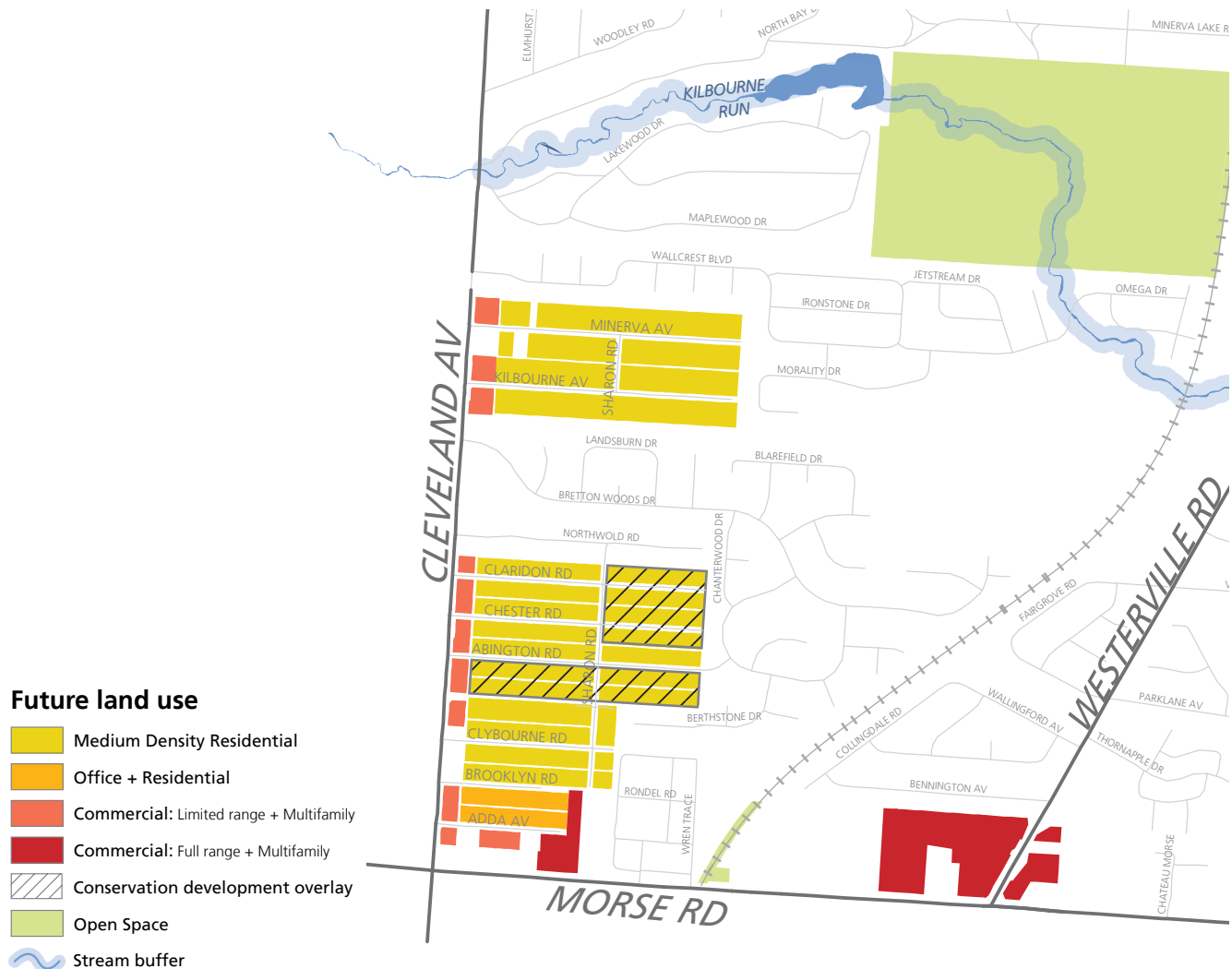
Preservation of natural features including trees and steep slopes is required.

Cleveland Heights area must have dedicated open space of 25 percent. The area east of Big Walnut Creek must have 50 percent dedicated open space.

Net density not to exceed maximum density permitted in underlying district.



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## Cleveland Heights

### Cleveland Heights Conservation Area

The conservation area is intended to preserve trees by clustering new homes. Recommended housing types include townhouses, row houses and condominiums, with a maximum three-storey height.

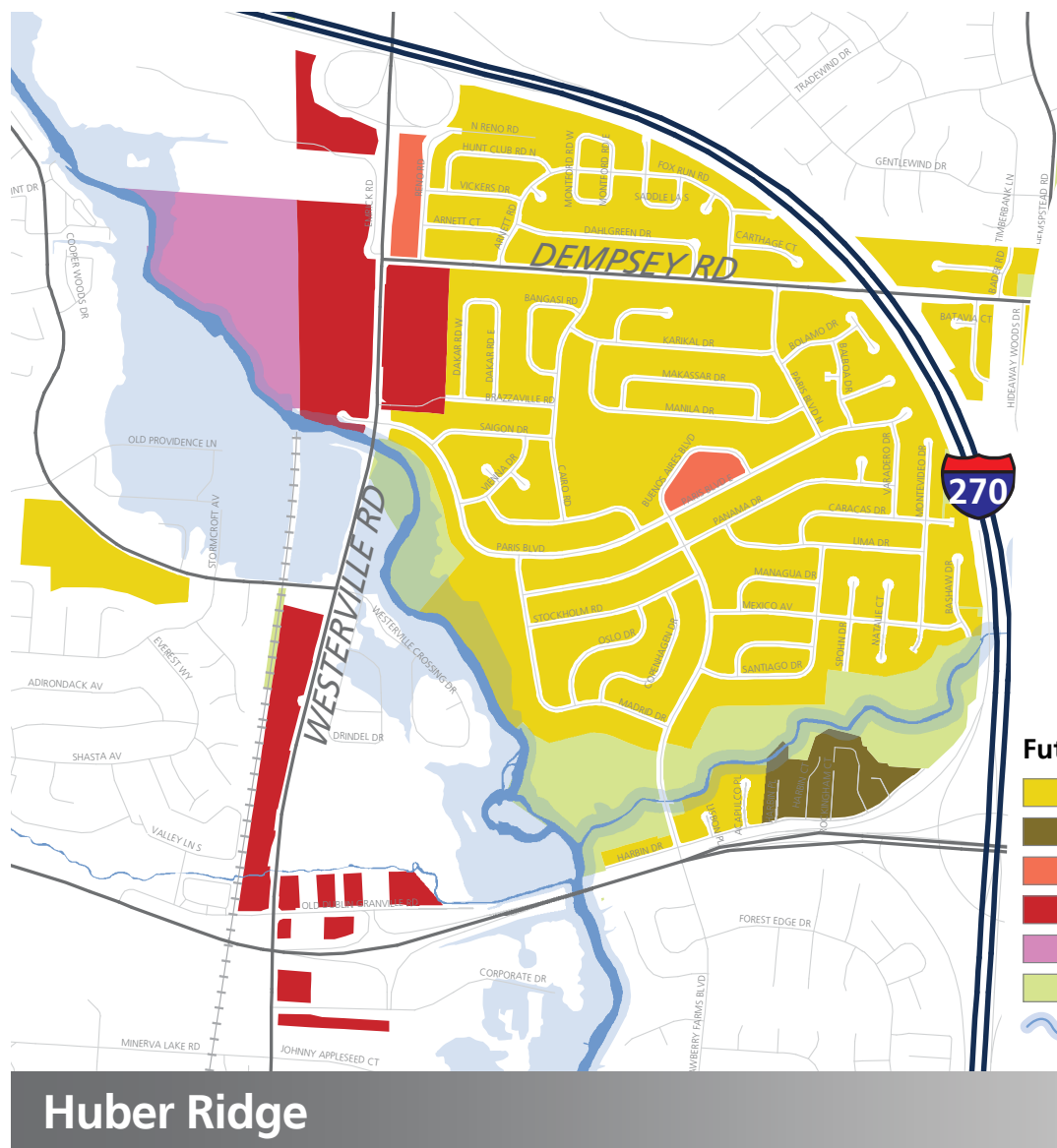
Maximum new housing density should be a maximum of 12 units per acre and 25 percent of land area should be dedicated open space.

### Cleveland Avenue

This corridor is intended to provide retail and office opportunities, targeted to neighborhood residents. This complements an abundance of regionally-targeted retail establishments on Morse Road. Multi-family residential development is permitted with a maximum density of 24 units per acre.

### Adda Avenue Office and Residential

This area is intended to provide office and residential uses that will buffer the medium-density residential area to the north.



### Huber Ridge Commercial

The commercial area shown adjacent to Huber Ridge Elementary School is intended to serve residents with limited retail and neighborhood-scale uses.

This centrally-located commercial area will be accessible from all areas of the neighborhood. Structures should be limited to three-stories in height and provide commercial services on the ground level. The vision is for a town-square atmosphere where residents can congregate.

### Spring Run Open Space

The undeveloped areas along Spring Run are recommended to remain as open space that will provide recreational opportunities to residents.

### Westerville Road Office and Residential

The area north of Dempsey Road and east of Westerville Road is intended for office and residential uses that will buffer the medium-density residential neighborhood to the east.



## Sunbury Woods

### Executive Parkway Land Uses

Land uses along Executive Parkway should provide a transition from large-scale retail along Sunbury Road to residences within Sunbury Woods.

Buildings on the north side of Executive Parkway should be built closer to the road in order to provide a buffer to the residential uses to the north.

New buildings should not exceed three-stories in height and residences should be of the townhouse, row house or condominium design.

### Sunbury Open Space

The existing undeveloped parcel on the west end of Executive Parkway is recommended to be open space to buffer the neighborhood from commercial uses along the roadway.

### Sunbury Road Office and Residential

The area east of Sunbury Road is recommended for office and residential uses. Development in this area must

consider steep slopes and floodplain along Big Walnut Creek in site design.

### Wilder Elementary and Blendon Township Complex Open Space

Future land uses should be limited to open space, community recreation facilities and other park-type uses.

### Rural East Conservation Area

The conservation area is intended to preserve trees and other natural features by clustering any new housing. Recommended housing types are single-family detached structures with a net density not to exceed 1 unit per acre. Fifty percent of land area must be dedicated open space.

### Medium Density Residential

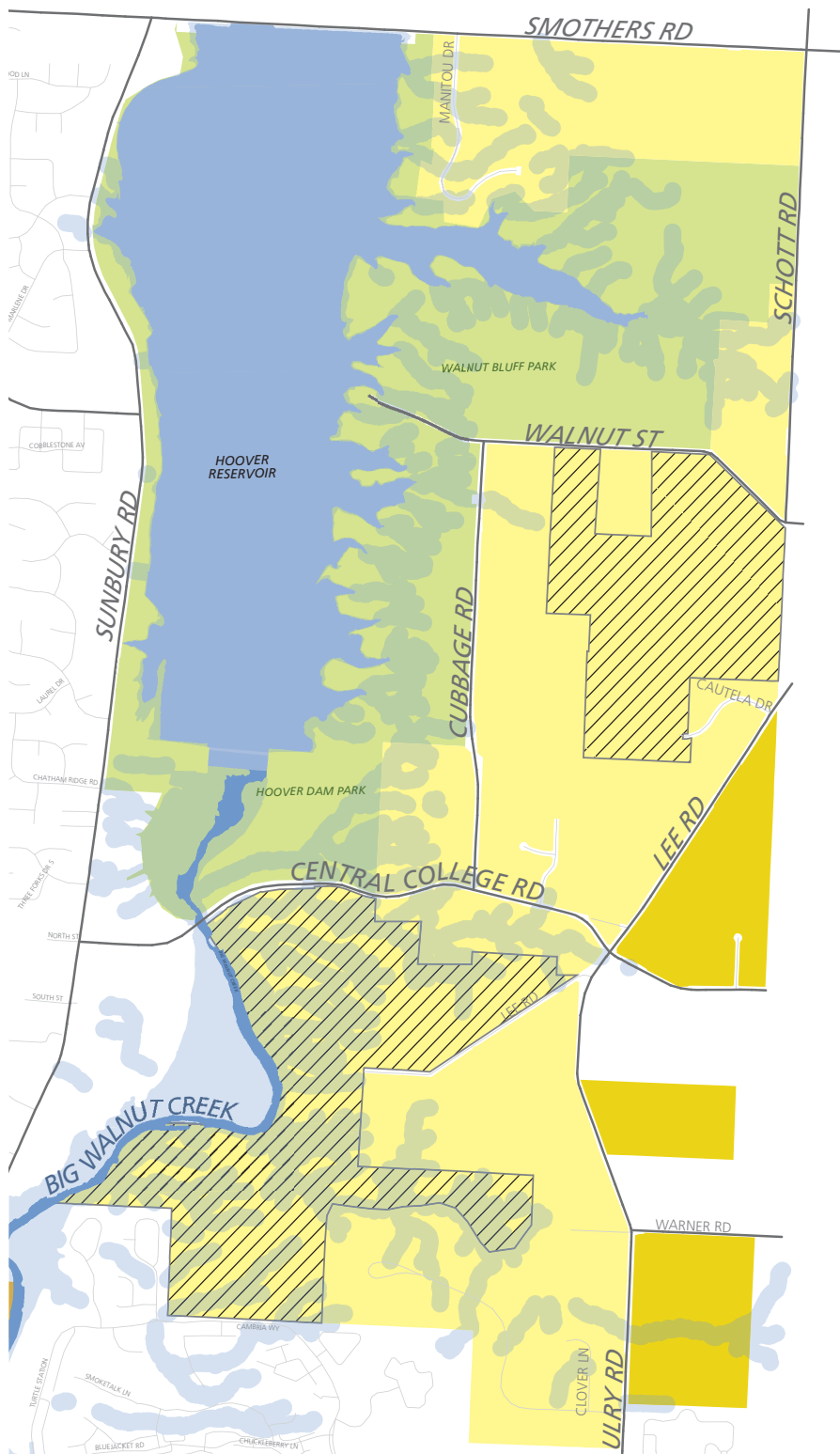
The area east of Ulry and Lee Roads is recommended for medium density residential development. Recommended housing types are single-family detached and attached structures. Net density not to exceed 8 units per acre.

### Hoover Reservoir Open Space

Developed properties indicated as open space may be redeveloped for parks-related uses such as canoe liveries. Undeveloped properties indicated as open space should remain undeveloped.

#### Future land use

- Low Density Residential
- Medium Density Residential
- Conservation development overlay
- Open Space
- Stream buffer



## Rural East



## Types of proposed bikeways

This page contains an explanation of each bicycle treatment type. The information largely comes from the Columbus Bicentennial Bikeways Plan.

The Bikeways map on the facing page contains information from the following sources:

- Columbus Bicentennial Bikeways Plan
- Westerville Parks, Recreation and Open Space plan
- MORPC Regional Bikeways Plan
- Metroparks trail plan



A path for bicycles and pedestrians, separate from a road. Generally 10 to 14 feet wide.



On-street striped lane for bicycles, 4 to 6 feet wide, usually next to the outermost travel lanes.

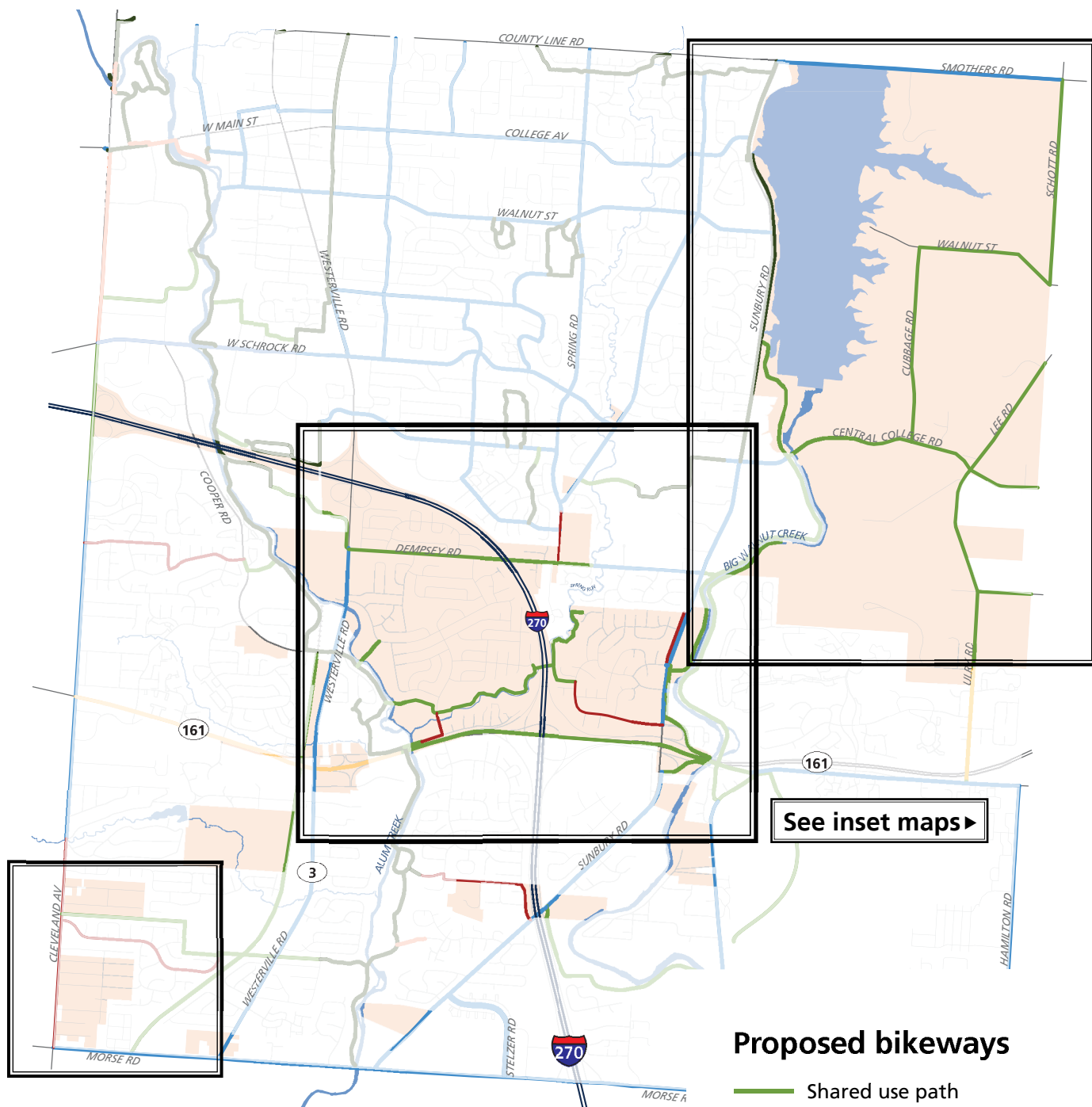


A paved area beyond outside travel lanes, 4 feet wide. Common on narrow rural roads.



Standard road with a combination of traffic calming, signage and “sharrows” (shown at right), or a high-volume road with 14-foot or wider outside lanes.





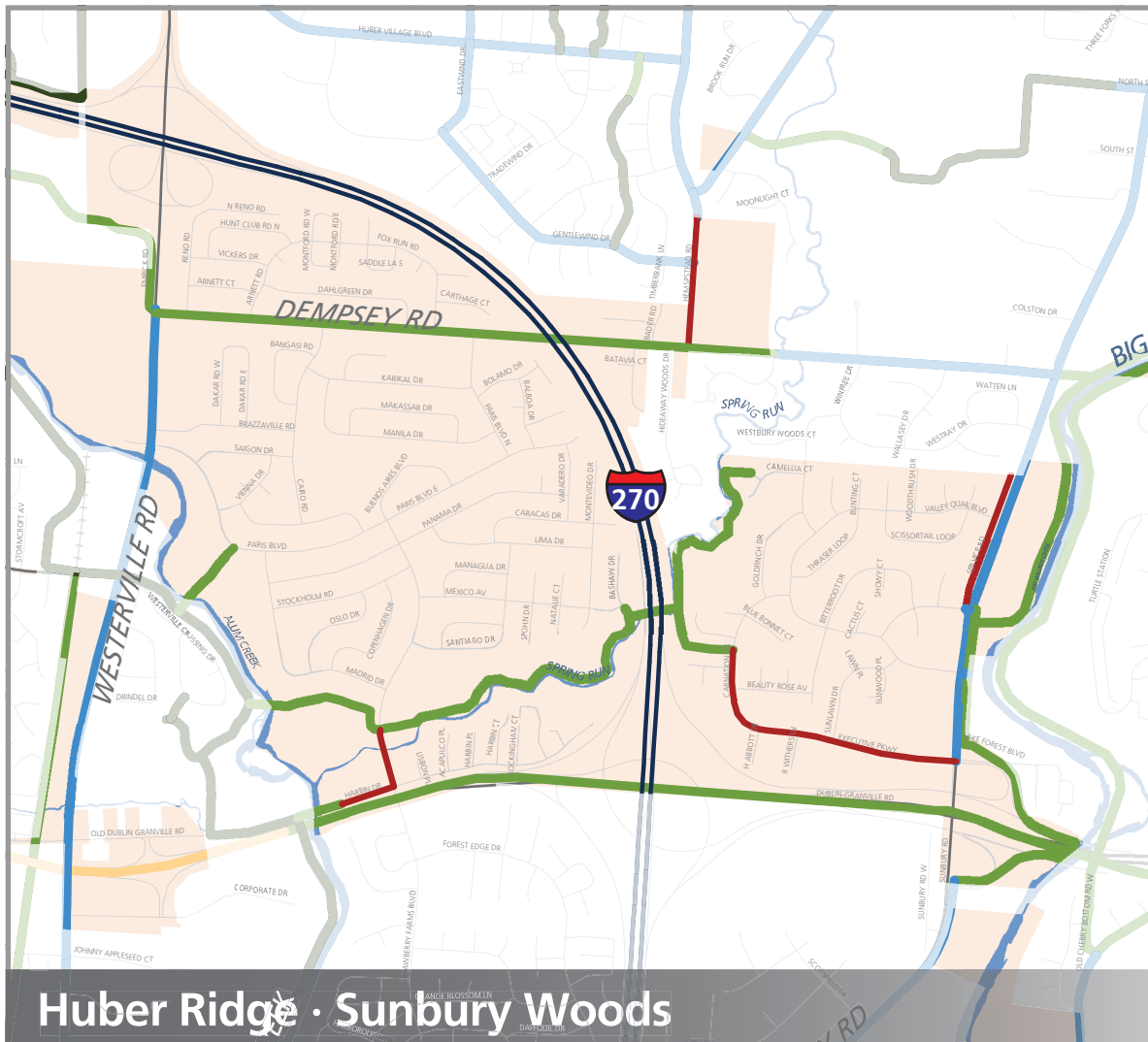
### Proposed bikeways

- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder

# Bikeways map

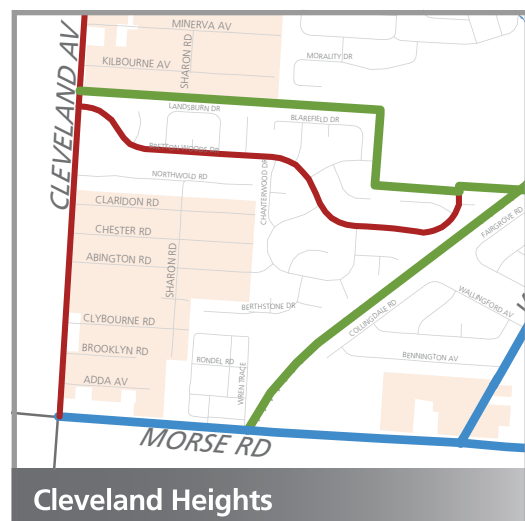
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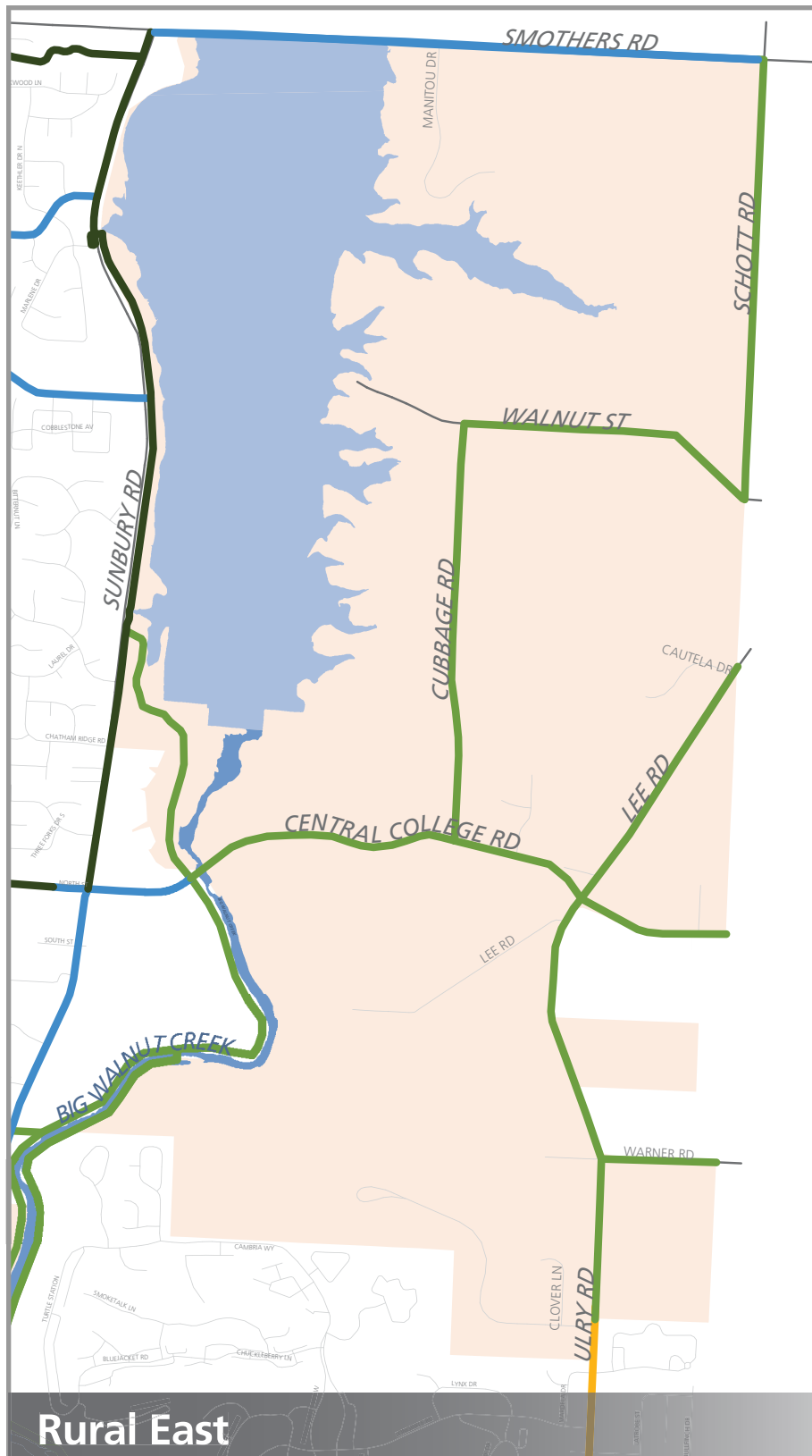


## Proposed bikeways

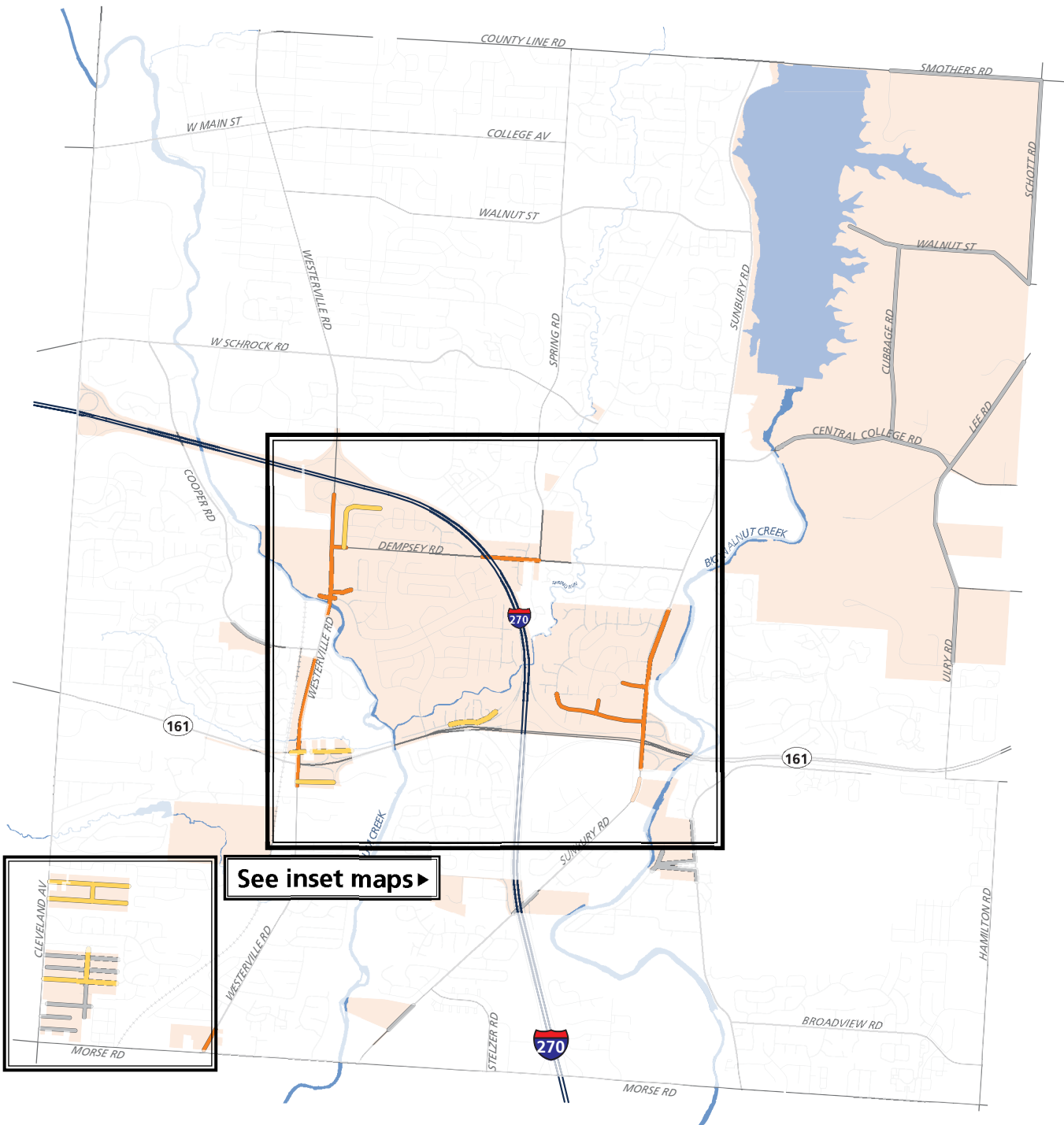
- Shared use path
- Shared use path (existing)
- Bicycle lane
- Signed shared roadway
- Paved shoulder



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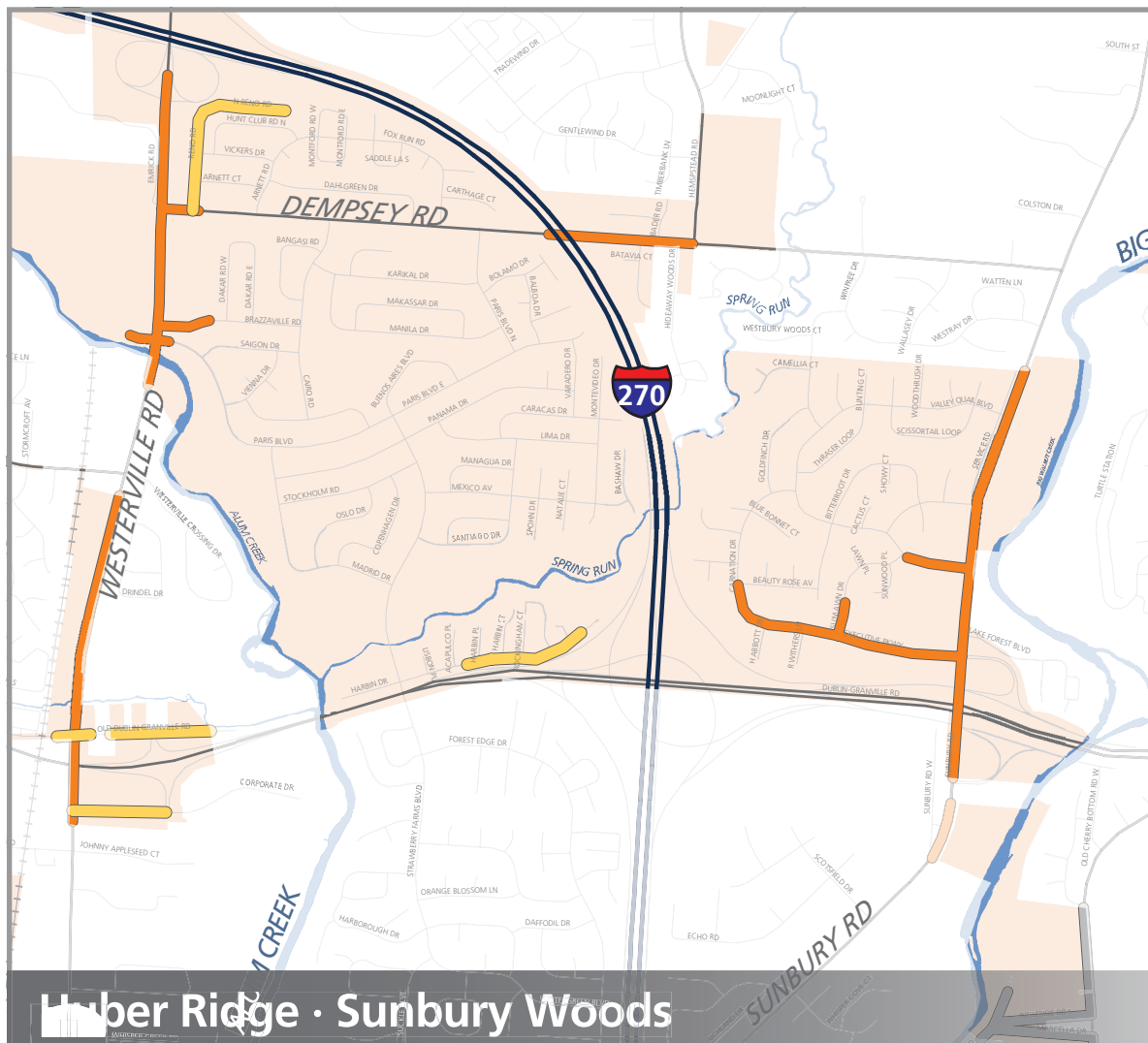


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## Sidewalk installation priorities

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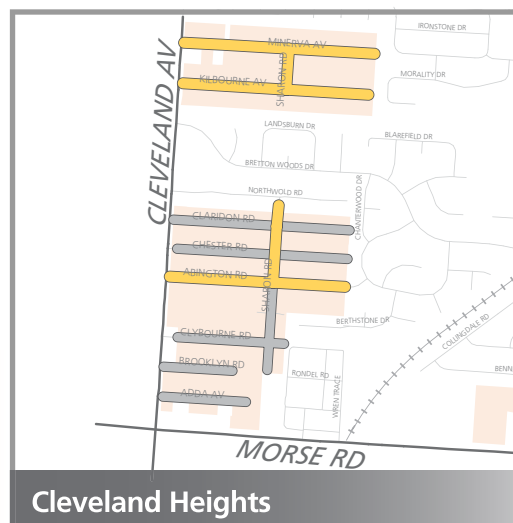


### Sidewalk installation priorities

- Primary priority
- Secondary priority
- Install with new development

## Sidewalk priorities map

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# Acknowledgements

The project team thanks the following individuals and groups for input, technical advice and assistance overall with the Blendon Community Plan:

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